

Chapter 19.130***Industrial Zones (BMP, I, AI and AIR)*****19.130.010 Purpose**

The industrial zones are established to implement the Business/Office Park and Industrial land use categories of the General Plan. The purpose of the industrial zones is to provide areas appropriate for a wide variety of industrial, manufacturing, and support uses that have the potential to provide jobs and generate tax revenue in Riverside. Commercial uses allowed in the industrial zones are intended to serve the needs of the industrial and surrounding uses and their employees, and generally are not intended to draw customers from a larger region. The purpose of each of the industrial zones is as follows:

A. Business and Manufacturing Park Zone (BMP)

The Business and Manufacturing Park Zone (BMP) is established to provide a district for low-intensity and low-impact industrial, office, and related uses. Typical uses include research and development facilities and laboratories; administrative, executive and professional offices; small-scale warehouses, light manufacturing; and support commercial.

B. General Industrial Zone (I)

The General Industrial Zone (I) is established to provide a district for general manufacturing and wholesaling, limited warehousing and distribution facilities, and support commercial.

C. Air Industrial Zone (AI)

The Air Industrial Zone (AI) is established to help protect the health, safety and general welfare of the Riverside Municipal Airport and its environs, including provisions for sensible growth and high-quality development tailored to the varied development conditions of the airport area. The AI zone consists of four subzones – AI-1, AI-2, AI-3, and AI-4 – with the following primary purposes:

1. AI-1: To establish areas for businesses needing large-scale, high-visibility locations.
2. AI-2: To establish areas for airport, industrial, office and limited commercial uses needing moderate scale sites at or adjacent to the Riverside Municipal Airport.
3. AI-3: To establish areas for moderate-size uses with varying locations and site size needs.
4. AI-4: To establish areas for small-size uses with limited visibility and site size needs.

D. Airport Zone (AIR)

The Airport Zone (AIR) is established in recognition of the importance of airport and aviation-related uses to the City's economy, and to allow for aviation, industrial, service and commercial uses related to or compatible with or convenient for airport operations.

19.130.020 Permitted Land Uses

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted Land Uses) identify permitted uses, permitted accessory uses, uses permitted subject to the approval of a minor conditional use permit or conditional use permit, or subject to the approval of some other specified permit. Uses not listed in Tables or in Section 19.130.025 (Use Specifically Prohibited) are prohibited unless, pursuant to the provisions of Chapter 19.060 (Interpretation of Code), the Zoning Administrator determines that such use is similar to and no more detrimental than a listed permitted or conditional use.

19.130.025 Uses Specifically Prohibited

A. The following uses are specifically prohibited in any industrial zone:

1. Any residential use other than permitted caretaker housing
2. Ammonia, chlorine or bleaching powder manufacture
3. Animal slaughtering
4. Asphalt batching plant and rock, sand and gravel pit crushing and screening plant
5. Automobile wrecking, dismantling, and salvage yards
6. Bone, coal or wood distillation
7. Brick, tile or clay products manufacture
8. Cement, lime, gypsum or plaster of paris manufacture, except that the manufacture of cement products shall be permitted
9. Explosive manufacture or storage
10. Fat rendering
11. Fertilizer manufacture
12. Foundry or smelting of ferrous metals, steel mill or boiler works
13. Garbage, offal, dead animal or refuse incineration, reduction or dumping

14. Glue manufacture
15. Hydrochloric, nitric or sulfuric acid manufacture
16. Junk, rag or scrap iron storage yards or bailing
17. Petroleum refining or petroleum products manufacture
18. Rock, sand or gravel excavating
19. Rubber or gutta-percha manufacture
20. Soap manufacture
21. Stockyard, cattle-feeding yard or hog ranch
22. Tallow, grease or lard manufacture or refining
23. Tanning, curing or storing of raw hides or skins
24. Other uses that, by written decision of the Zoning Administrator, are determined to be detrimental to the public welfare by reason of the emission of odor, dust, smoke, gas, noise, vibration or other causes.

19.130.030 Development Standards for Industrial Zones

- A. Table 19.130.030 A (BMP, I and AIR Industrial Zones Development Standards) sets forth the minimum development standards for all development in the BMP, I, and AIR Zones. Table 19.130.030 B (AI Industrial Zones Development Standards) sets forth the minimum development standards for all development in the AI Zones.

Table 19.130.030 A

BMP, I and AIR Industrial Zones Development Standards

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Floor-Area-Ratio (FAR) - Maximum ¹	1.50	0.60	0.60	
Lot Area - Minimum	40,000 sq. ft. ²	10,000 sq. ft.	8,000 sq. ft.	
Lot Width - Minimum	140 ft.	60 ft.	60 ft.	
Lot Depth - Minimum	100 ft.	100 ft.	100 ft.	
Building Height - Maximum ³	45 ft.	45 ft.	45 ft.	

Table 19.130.030 A**BMP, I and AIR Industrial Zones Development Standards**

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Front Yard Setback - Minimum ^{5,6}	–	20 ft.	15 ft.	In the BMP Zone, 20-feet of the required 50-foot front yard setback shall be landscape.
a. Buildings over 30 ft. in height/on an arterial street	50 or 40 ft. ⁵ (See Notes)	–	–	However, a 40-foot front yard setback shall be permitted if it is landscaped in its entirety.
b. Buildings 30 ft. or less in height/not on an arterial	20 ft. (See Notes)	–	–	In the BMP zone, the 20-foot front yard setback required for buildings 30-feet or less in height shall be landscaped in its entirety.
Side Yard setbacks - Minimum ⁸				
a. Interior Side	0 ft.	0 ft.	0 ft.	
b. Adjacent to Street or Alley	Same as Front Yard	20 ft. ⁸	15 ft. ⁸	
Rear Yard Setback - Minimum	0 ft. ⁹	0 ft. ⁹	15 ft. ⁹	
Adjacent to Streets	Same as Front Yard	20 ft.	20 ft.	

Table 19.130.030 A**BMP, I and AIR Industrial Zones Development Standards**

Development Standards	BMP	I	AIR	Notes, Exceptions & Special Provisions
Table 19.130.030 A Notes: <ol style="list-style-type: none"> The Approving or Appeal Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) are not required. Smaller minimum lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking and maintenance. A total master plan area of 5 acres is required. Site Plan Review approval by the Zoning Administrator is required for any master plan. See restrictions in Chapter 19.170 for AP Overlay Zone. In the BMP Zone, off-street parking , gate or guard houses, roofs or canopies covering unenclosed pedestrian walks and walls or fences not more than 6 feet in height shall be permitted in the rear 30 feet of the required 50-foot front yard setback. Sidewalks, vehicular access drives and railroad tracks that are perpendicular to the front property line shall be permitted in the front setback of the BMP, I and AIR Zones. Meter pits, and utility manholes extending not more than 6 inches above the finished grade, light fixtures and any recording instruments required by this Chapter shall be permitted in the front yard of any industrial zone. A minimum 10-foot on-site landscape planter shall be required along the street side yard of the I and AIR Zones. A minimum side yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use. A minimum rear yard of 50 feet shall be required and maintained wherever a lot or parcel in any industrial zone abuts a lot or parcel in any residential zone or use. 				

Table 19.130.030 B**AI Industrial Zones Development Standards**

Development Standards	Zones			
	AI-1	AI-2	AI-3	AI-4
Floor Area Ratio (FAR) - Maximum ⁵	1.50	1.50	1.50	1.50
Lot Area - Minimum ²	5 acres			
Major Arterial Frontage		40,000 sq. ft.	40,000 sq. ft.	40,000 sq. ft.
All Other Streets		20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.

Table 19.130.030 B**AI Industrial Zones Development Standards**

Development Standards	Zones			
	AI-1	AI-2	AI-3	AI-4
Lot Width - Minimum	300 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		140 ft.	140 ft.	140 ft.
20,000 sq. ft. Lot		100 ft.	100 ft.	
14,000 sq. ft. Lot				100 ft.
Building Height - Maximum ⁴	45 ft.	45 ft.	45 ft.	45 ft.
Front Yard Setback - Minimum	50 ft. (front 20 ft. landscaped)			
40,000 sq. ft. Lot (Major Arterial Frontage)		50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)	50 ft. (front 20 ft. landscaped)
20,000 sq. ft. Lot		20 ft. (all landscaped)	20 ft. (all landscaped)	
14,000 sq. ft. Lot				15 ft. (all landscaped)
Side Yard Setback - Minimum ¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot				None
Rear Yard Setback - Minimum ¹	20 ft.			
40,000 sq. ft. Lot (Major Arterial Frontage)		20 ft.	20 ft.	20 ft.
20,000 sq. ft. Lot		None	None	
14,000 sq. ft. Lot				None

Table 19.130.030 B**AI Industrial Zones Development Standards**

Development Standards	Zones			
	AI-1	AI-2	AI-3	AI-4
Table 19.130.030 B Notes: <ol style="list-style-type: none"> The side or rear yard setback shall be the same as the required front yard setback wherever a side or rear yard abuts any lot zoned for residential use. Smaller minimum lot areas may be established by a specific plan or airport master plan. A master plan must include provisions for common access, parking and maintenance. A total master plan area of 5 acres is required. Plot plan approval by the Zoning Administrator is required for any master plan. See also restrictions in Chapter 19.170 for AP Overlay Zone. No building, structure or tree may penetrate the flight zone of an airport per the “imaginary surfaces” established by Federal Aviation Regulations FAR Part 77.25. Any height variance will be subject to the approval of the Zoning Administrator and Airport Director. The Approving or Appeal Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) are not required. 				

19.130.040 Additional Standards, Regulations and Requirements for the BMP, I, AIR and AI Zones

A. Walls

Wherever a lot or parcel in any industrial zone sides on or backs onto a lot or parcel in any zone that allows residential uses, or to an alley that separates an industrial zone from any zone that allows residential uses, a minimum 6-foot high solid masonry wall shall be constructed along the property line separating the industrial zone from the zone that allows residential uses, or along the alley right-of-way line on the industrial side of the alley. However, such wall shall be limited in height to 3 feet in any front yard or street side yard area. Such wall shall not be required until the industrial lot or parcel is occupied by a permitted use.

B. Outdoor Display and Storage

Except for the outdoor storage and display of aircraft, outdoor display and storage shall not be permitted except as specified in **19.500 (Outdoor Display of Incidental Plant Materials)**, **19.505 (Outdoor Display and Sales)** and **19.510 (Outdoor Storage)** ~~19.470 (Outdoor Sales, Display and Storage)~~.

C. Use of Interior Rear and Side Yards for Off-street Parking and Loading

Except for required landscape areas, required interior rear yards and side yards may be used for off-street parking, off-street loading, outdoor storage incidental to a permitted use, and any use permitted in the required front yard area; provided such loading, parking and storage areas are acoustically shielded and screened from public view to the satisfaction of the Zoning Administrator.

D. Lighting

Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and **the provisions of Chapter 19.556 (Lighting)**.

E. Screening of Mechanical Equipment

All roof-supported or ground-supported mechanical equipment **and utility equipment** shall comply with the regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).

F. Landscaping

Front and side yard areas adjacent to streets shall be suitably landscaped and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). Such setbacks shall not be used for off-street parking, loading, storage or accessory buildings.

G. Performance Standards

All uses shall comply with the performance standards set forth in Chapter 19.590 (Performance Standards) for industrial uses, except that the noise associated with aircraft operations shall be exempt from noise standards but shall comply with any applicable Federal Aviation Administration regulations regarding noise.

H. Parking and Loading Requirements

Parking areas shall be provided as set forth in Chapter 19.580 (Parking and Loading).

I. Trash Receptacles and Enclosures

- 1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.**
- 2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.**

19.130.050 Design Review Required

No new building, structure or sign or exterior alteration or enlargement of an existing building, structure or sign shall be commenced in any industrial zone until Design Review approval has been granted pursuant to Chapter 19.710 (Design Review).

19.130.060 Other Regulations Applicable to Industrial Zones

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations

Chapter 5.16: Close-Out Sales

Chapter 5.24: Dance Halls and Public Dances

Chapter 5.28: Poolrooms

Chapter 5.32: Transient Occupancy Tax

Chapter 5.38: Pedestrian Food Vendors

Chapter 5.48: Swap Meet

Chapter 5.52: Massage

Chapter 5.60: Bingo

Chapter 5.64: Motor Vehicle Fuel Price Posting

Chapter 5.65: Convalescent Transport Vehicles

Chapter 5.66: Ambulances

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities

Chapter 6.09: Regulation of Food Handlers

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

Chapter 6.16: Fly-Producing Conditions

Title 7: Noise Control

Title 8: Animals

Chapter 8.18: Commercial Kennels

Title 9: Peace, Safety and Morals

Chapter 9.07: Charge for Police Response to Loud or Large Parties

Chapter 9.09: Public Pay Telephone Regulations

Chapter 9.16: Litter and Littering

Chapter 9.40: Adult-Oriented Businesses

Chapter 9.42: Fortunetelling and Occult Arts

Chapter 9.48: Disclosure of Hazardous Materials

Title 12: Airport and Aircraft

Title 16: Building and Construction

Title 17: Grading

Title 18: Subdivision

Title 20: Cultural Resources

Chapter 19.140***Public Facilities Zone (PF)*****19.140.010 Purpose**

The Public Facilities Zone (PF) is established to create and preserve areas for official and public uses of property and related activities, including civic center, public schools, public buildings, parks and recreation facilities, waterworks and drainage facilities, and similar areas that, for the welfare of the City, should be kept clear of particular structures or improvements, and for watershed areas for conservation of flood or storm waters or for protection against flood or storm waters.

19.140.015 Review Required

Any new building or structure or any exterior alteration or enlargement of an existing building or structure shall be subject to Design Review pursuant to Chapter 19.710 (Design Review). **As noted in Section 19.040.110 (Public Projects) the provisions of this Title do not apply to City projects.**

19.140.020 Permitted Land Uses

- A. The following uses are permitted as a matter of right in the Public Facilities Zone:
1. Drainage and flood control facilities
 2. Any public facility use not involving a structure or building, except for public parks
- B. The following uses are permitted in the Public Facilities Zone subject to the granting of a Conditional Use Permit pursuant to the provisions of Chapter 19.760 (Conditional Use Permit) of the Zoning Code.
1. Public buildings and associated grounds used for governmental and related purposes and activities
 2. Public educational institutions
 3. Public parks and recreation facilities
 4. Public rifle, pistol and archery ranges
 5. Zoos, arboretums, wildlife preserves and similar uses
 6. Water and sewage treatment plants
 7. Utility substations
 8. Power generation facilities

9. ~~City and other~~ Government agency storage and maintenance yards
10. Public parking garages

19.140.030 Development Standards for Public Facilities

A. Setbacks

Any building or other structure established in the Public Facilities Zone shall be set back a minimum of 20 feet from all property lines. For any building adjacent to a zone permitting residential uses, an additional setback of 1 foot for every 2 feet of building height in excess of 45 feet shall be required for any yard area abutting the zone permitting residential uses.

B. Building Height

The maximum height for any building or structure in the Public Facilities Zone shall be 60 feet or 4 stories, whichever is less.

C. Landscaping

Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscaping and Irrigation). In addition, any setback abutting a public street shall be fully landscaped.

D. Screening

Utility substations, storage and maintenance yards, and similar facilities that have an industrial character shall be screened from public view by any combination of block walls, landscaping, or durable fencing materials that complement the site. Such screening materials shall have a minimum height of 8 feet.

E. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

F. Lighting

Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting).

G. ~~Refuse Collection and Storage Areas~~

~~All refuse collection and storage areas shall be screened as required by Chapter 19.XXX.XXX (XXXX) and Chapter 19.470 (Outdoor Storage).~~

19.140.040 Other regulations applicable to the Public Facilities Railway Zone

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations

Chapter 5.04: Taxes, Licenses and Regulations

Chapter 5.38: Pedestrian Food Vendors

Title 6: Health and Sanitation

Chapter 6.08: Regulation of Food Establishments and Food Facilities

Chapter 6.09: Regulation of Food Handlers

Chapter 6.13: Exterior Structure Maintenance

Chapter 6.14: Landscape Maintenance

Chapter 6.15: Abatement of Public Nuisances

Title 7: Noise Control

Title 9: Peace, Safety and Morals

Chapter 9.07: Charge for Police Response to Loud or Large Parties

Chapter 9.09: Public Pay Telephone Regulations

Chapter 9.16: Litter and Littering

Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 20: Cultural Resources

Chapter 19.145

Railway Zone (RWY)

19.145.010 Purpose

The Railway Zone (RWY) is established to preserve and protect existing railroad rights-of-way exclusively for rail transportation and related uses. The Railway Zone is further intended to ensure ~~development~~ that ~~the~~ use of railroad rights-of-way is consistent with the General Plan and compatible with adjacent uses.

19.145.020 Permitted Land Uses

- A. The following uses shall be permitted by right in the Railway zone:
1. Right-of-way for railroad and associated transportation of goods and persons.
 2. Uses customarily incidental to railway operations and their related transportation purposes, including railway related structures and accessory buildings used specifically for that railway or transportation business, but not including manufacturing or business purposes not directly in connection with a railway or carrier itself.
 3. Light-rail transit related facilities consisting of:
 - a. Tracks
 - b. Energy transmission facilities, including rights-of-way and pressure control or booster stations for gasoline, electricity, natural gas, synthetic natural gas, oil or other forms of energy sources
 4. Public streets
 5. Any other use that the Zoning Administrator, pursuant to ~~provisions of~~ Chapter 19.060 (Interpretation of Code), ~~the Zoning Administrator determines that such use is to an no more detrimental than a listed permitted or conditional use. similar to the permitted uses in the zone and to fall within the intent and purposes of the zone.~~
- B. Construction Caretaker Temporary Living Quarters shall be permitted subject to approval of a Minor Conditional Use Permit pursuant to the provisions of Chapter 19.730 (Minor Conditional Use Permit).
- C. The following uses are permitted subject to the granting of a conditional use permit pursuant to the provisions of Chapter 19.760 (Conditional Use Permit):
1. Parking lots, although no structures other than fencing are allowed.
 2. Maintenance/repair facilities

3. Train Stations

- D. Sound attenuation walls shall be permitted subject to Design Review pursuant to the provisions of Chapter 19.710 (Design Review).

19.145.030 Development Standards for the Railway Zone

Table 19.145.030 (Railway Zone Development Standards) identifies the development standards applicable to all development within the Railway Zone.

Table 19.145.030	
Railway Zone Development Standards	
Development Standards	Standard
Lot Area - Minimum	None
Lot Coverage - Minimum	None
Setbacks - Minimum	None required, except for setbacks along major streets that may be required by Chapter XXXX.
Building Height - Maximum	35 ft.

19.145.040 Other Regulations Applicable to the Railway Zone

In addition to the requirements contained in this Chapter, regulations contained in the following Titles of the Riverside Municipal Code and other Chapters of the Zoning Code may apply.

Title 5: Business Taxes, Licenses and Regulations
Chapter 5.04: Taxes, Licenses and Regulations

Title 6: Health and Sanitation
Chapter 6.08: Regulation of Food Establishments and Food Facilities
Chapter 6.09: Regulation of Food Handlers
Chapter 6.13: Exterior Structure Maintenance
Chapter 6.14: Landscape Maintenance
Chapter 6.15: Abatement of Public Nuisances

Title 7: Noise Control

Title 9: Peace, Safety and Morals
Chapter 9.16: Litter and Littering
Chapter 9.48: Disclosure of Hazardous Materials

Title 16: Building and Construction

Title 17: Grading

Title 20: Cultural Resources

Chapter 19.147***Downtown Specific Plan Zone (DSP)*****19.147.010 Purpose**

- A. The Downtown Specific Plan (DSP) Zone is established to create a diverse, vibrant, twenty-four-hour Downtown area where people can work, live, shop, receive education and enjoy recreational facilities and where arts and culture are an integral component of the urban environment.
- B. The Downtown Specific Plan Zone allows a broad range of residential, office, retail, service commercial, arts and culture, recreational, educational, institutional, and entertainment uses. The Downtown Specific Plan, as adopted by the City Council on December 10, 2002 and as may be amended from time to time, sets forth the land use regulations and development standards applicable to all properties within the Downtown Specific Plan Zone. Where any conflict exists between the regulations and standards contained in the Downtown Specific Plan and provisions of this Zoning Code, the more restrictive regulations or standards shall apply.
- C. As specified in the Downtown Specific Plan, the Zone is divided into nine subdistricts, each with varying uses and development standards. The subdistricts are as follows:
 - 1. Raincross District: Intended to be the hub of the Downtown area, allowing a wide variety of uses, including cultural, arts, entertainment, retail, hospitality and urban residential uses. This area provides many opportunities for growth and development, using the area's historic buildings as a point of reference for scale and design.
 - 2. Justice Center District: Intended to be Downtown's center for courts, governmental, and large scale private office uses. The emphasis is on density, height, and contemporary buildings with historic references in detailing.
 - 3. Almond Street District: Intended to maintain the residential scale and appearance of the existing neighborhood while allowing for a mix of small scale office uses, live/work uses, and single-family residential uses, with an emphasis on adaptive reuse of existing historic residential structures.
 - 4. Prospect Place Office District: Intended to provide for a variety of high-quality office uses and be a transitional area between the open space of the Riverside Community College campus and the urban intensity of the Justice Center and the Core Districts.
 - 5. Health Care District: Intended to encourage the expansion of the existing hospital and medical-related uses and the establishment of new medical and medical support uses, and to create an attractive entry into Downtown from the south.
 - 6. North Main Street Specialty Services District: Intended to provide for small-scale manufacturing and specialty commercial services, as well as opportunities for

live/work units and adaptive reuse of industrial buildings with the goal of maintaining the historic character of the area.

7. Market Street Gateway District: Intended to create an attractive entry into the City and the Downtown area by providing a green parkway character and high-quality development adjacent to the SR-60 freeway. This district allows office and residential uses.
8. Residential District: Intended to maintain and protect the existing character of the single-family residential neighborhoods downtown, as well as preserve the historic housing stock. This district includes three residential areas: Heritage Square, Mile Square, and Prospect Place.
9. Neighborhood Commercial District: Intended to provide local shopping needs for all Downtown residents. Permitted uses include grocery store, restaurants, small offices and banks, laundromat, and pharmacies.

19.147.020 Permitted Land Uses

All permitted and conditionally permitted uses for each subdistrict are listed in the adopted Downtown Specific Plan.

19.147.030 Development Standards

Site development standards required for each subdistrict are set forth in the adopted Downtown Specific Plan.

19.147.040 Interpretations

Any standard or regulation not specifically covered by the Downtown Specific Plan shall be subject to the provisions of this Zoning Code and the Riverside Municipal Code. Interpretations may be made by the Zoning Administrator or referred to the Planning Commission if not specifically covered in the City's existing regulations pursuant to the procedures set forth in Chapter 19.060 (Interpretation of Code).

19.147.050 Design Review

Design guidelines for each subdistrict and general design guidelines that apply to all subdistricts are set forth in the adopted Downtown Specific Plan. Any new building, structure, sign, or exterior alteration of an existing building, structure, or sign shall require design review approval as required by the adopted Downtown Specific Plan.

Chapter 19.148***Orangecrest Specific Plan Zone (OSP)*****19.148.010 Purpose**

- A. The Orangecrest Specific Plan (OSP) Zone is established to create a diverse area where people live, shop and enjoy recreational facilities.
- B. The Orangecrest Specific Plan Zone allows a broad range of residential uses with office and retail uses spaced throughout. The Orangecrest Specific Plan, as adopted by the City Council on December 3, 1985 and as may be amended from time to time, sets forth the land use regulations and development standards applicable to all properties within the Orangecrest Specific Plan Zone. Where any conflict exists between the regulations and standards contained in the Orangecrest Specific Plan and provisions of this Zoning Code, the more restrictive regulations or standards shall apply.
- C. As specified in the Orangecrest Specific Plan, the Zone is divided into subdistricts, each with varying uses and development standards.

19.148.020 Permitted Land Uses

All permitted and conditionally permitted uses for each subdistrict are listed in the adopted Orangecrest Specific Plan.

19.148.030 Development Standards

Site development standards required for each subdistrict are set forth in the adopted Orangecrest Specific Plan.

19.148.040 Interpretations

Any standard or regulation not specifically covered by the Orangecrest Specific Plan shall be subject to the provisions of this Zoning Code and the Riverside Municipal Code. Interpretations may be made by the Zoning Administrator or referred to the Planning Commission if not specifically covered in the City's existing regulations pursuant to the procedures set forth in Chapter 19.060 (Interpretation of Code).

19.148.050 Design Review

Design guidelines for each subdistrict and general design guidelines that apply to all subdistricts are set forth in the adopted Orangecrest Specific Plan. Any new building, structure, sign, or exterior alteration of an existing building, structure, or sign shall require design review approval as required by the adopted Orangecrest Specific Plan.

Chapter 19.150***Base Zones Permitted Land Uses***

19.150.010 Purpose

This Section establishes land use regulations for all base zones listed in this Article consistent with the stated intent and purpose of each zone.

19.150.020 Permitted Land Uses

Table 19.150.020 A (Permitted Uses Table), Table 19.150.020 B (Incidental Uses Table and Table 19.150.020 C (Temporary Uses Table) identify permitted uses, accessory uses, uses permitted subject to the approval of a minor conditional use permit or conditional use permit, or subject to the approval of some other specified permit. Uses not listed in Tables are prohibited unless, pursuant to the provisions of Chapter 19.060 (Interpretation of Code), the Zoning Administrator determines that such use is similar and no more detrimental than a listed permitted or conditional use.